

St. Louis City Ordinance 62706

FLOOR SUBSTITUTE

BOARD BILL NO. [92] 103

INTRODUCED BY ALDERMAN DANIEL GRUEN

An ordinance finding that a certain blighted area as defined in Section 99.320 of the Revised Statutes of Missouri, 1986, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), exists in the City of St. Louis ("City") and containing a description of the boundaries of said blighted area, attached hereto and incorporated herein as Exhibit "A", known as the Carondelet Scattered Sites II Area ("Area"); finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated May 26, 1992 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that any property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain, excepting property known as 5329 Minnesota Ave., 6327 Colorado Ave., 6409 11 Michigan Ave., 7710 Ivory Ave., 7601 Ivory Ave. and 6601 Michigan Ave.; finding that the Area is partially occupied, and the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be ten (10) year tax abatement; pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan and containing an emergency clause.

WHEREAS, by reason of predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, there exist conditions which endanger life or property by fire or other causes and constitute an economic or social liability or a menace to the public health, safety, morals or welfare in the present condition and use of the Area, said Area being more fully described in Exhibit "A"; and

WHEREAS, such conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by ordinary private enterprise without the aids provided in the Statute; and

WHEREAS, there is a need for the LCRA, a public body corporate and politic created under Missouri law, to undertake the development of the above described Area as a land clearance project under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4); and

WHEREAS, the LCRA has recommended such a plan to the Community Development Agency ("CDA") and to this St. Louis Board of Aldermen ("Board"), titled "Blighting Study and Plan for the Carondelet Scattered Sites II Area" dated May 26, 1992 consisting of a Title Page, a Table of Contents Page, and fourteen (14) numbered pages, attached hereto and incorporated herein as Exhibit "B" ("Plan"); and

WHEREAS, under the provisions of the Statute, and of the federal financial assistance statutes, it is required that this Board take such actions as may be required to approve the Plan; and

WHEREAS, it is desirable and in the public interest that a public body, the LCRA, undertake and administer the Plan in the Area; and

WHEREAS, the LCRA and CDA have made and presented to this Board the studies Page 2 of 8. and statements required to be made and submitted by Section 99.430 and this Board has been fully apprised by the LCRA and CDA of the facts and is fully aware of the conditions in the Area; and

WHEREAS, the Plan has been presented and recommended by LCRA and CDA to this Board for review and approval; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the City and CDA has advised this Board that the Plan conforms to said general plan; and

WHEREAS, this Board has duly considered the reports, recommendations and certifications of the LCRA and CDA; and

WHEREAS, the Plan does prescribe land use and street and traffic patterns which may require, among other things, the vacation of public rights of way,

the establishment of new street and sidewalk patterns or other public actions;
and

WHEREAS, this Board is cognizant of the conditions which are imposed on the undertaking and carrying out of a redevelopment project, including those relating to prohibitions against discrimination because of race, color, creed, national origin, sex, age, marital status or physical handicap; and

WHEREAS, in accordance with the requirements of Section 99.430 of the Statute, this Board advertised that a public hearing would be held by this Board on the Plan, and said hearing was held at the time and place designated in said advertising and all those who were interested in being heard were given a reasonable opportunity to express their views; and

WHEREAS, it is necessary that this Board take appropriate official action respecting the approval of the Plan.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS
FOLLOWS:

SECTION ONE. There exists within the City of St. Louis ("City") a blighted
Page 3 of 8. area, as defined by Section 99.320 of the Revised Statutes of Missouri, 1986, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive) described in Exhibit "A", attached hereto and incorporated herein, known as the Carondelet Scattered Sites II Area").

SECTION TWO. The redevelopment of the above described Area, as provided by the Statute, is necessary and in the public interest, and is in the interest of the public health, safety, morals and general welfare of the people of the City of St. Louis.

SECTION THREE. The Area qualifies as a redevelopment area in need of redevelopment under the provision of the Statute, and the Area is blighted as defined in Section 99.320.

SECTION FOUR. The Blighting Study and Plan for the Area, dated May 26, 1992 ("Plan") having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this St. Louis Board of Aldermen ("Board") is hereby directed to file a copy of said Plan with the Minutes of this meeting.

SECTION FIVE. The Plan for the Area is feasible and conforms to the general plan for the City.

SECTION SIX. The financial aid provided and to be provided for financial assistance pertaining to the Area is necessary to enable the redevelopment activities to be undertaken in accordance with the Plan for the Area, and the proposed financing plan for the Area is feasible.

SECTION SEVEN. The Plan for the Area will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of the Area by private enterprise, and private developments to be sought pursuant to the requirements of the Statute.

SECTION EIGHT. The Plan for the Area provides that the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") may acquire any property in the Area by the exercise of eminent domain, except the property located at 5329 Minnesota Ave., 6327 Colorado Ave., 6409 11 Michigan Ave., 7710 Ivory Ave., 7601 Ivory Ave., 6601 Michigan Ave.

SECTION NINE. The Area is currently partially occupied. All eligible occupants displaced by the Redeveloper ("Redeveloper" being defined in Section Twelve, below) shall be given relocation assistance by the Redeveloper at its expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and policies. In addition, the Redeveloper shall provide timely notice of redevelopment activities to all occupants.

SECTION TEN. The Plan for the Area gives due consideration to the provision of adequate public facilities.

SECTION ELEVEN. In order to implement and facilitate the effectuation of the Plan hereby approved it is found and determined that certain official actions must be taken by this Board and accordingly this Board hereby:

- (a) Pledges its cooperation in helping to carry out the Plan;
- (b) Requests the various officials, departments, boards and agencies of the City, which have administrative responsibilities, likewise to cooperate to such end and to execute their respective functions and powers in a manner consistent with the Plan; and
- (c) Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Plan.

SECTION TWELVE. All parties participating as owners or purchasers of property in the Area for redevelopment ("Redeveloper") shall agree for

themselves and their heirs, successors and assigns that they shall not discriminate on the basis of race, color, religion, national origin, sex, marital status, age or physical handicap in the sale, lease, or rental of any property or improvements erected or to be erected in the Area or any part thereof and those covenants shall run with the land, shall remain in effect without limitation of time, shall be made part of every contract for sale, lease, or rental of property to which Redeveloper is a party, and shall be enforceable by the LCRA, the City and the United States of America.

SECTION THIRTEEN. In all contracts with private and public parties for redevelopment of any portion of the Area, all Redevelopers shall agree:

- (a) To use the property in accordance with the provisions of the Plan, and be bound by the conditions and procedures set forth therein and in this Ordinance;
- (b) That in undertaking construction under the agreement with the LCRA and the Plan, bona fide minority and women subcontractors and material suppliers will be solicited and fairly considered for subcontractors and purchase orders by the general contractor and other subcontractors under the general construction contracts let directly by the Redeveloper;
- (c) To be bound by the conditions and procedures regarding the utilization of minority and women business enterprises established by the Community Development Agency of the City of St. Louis ("CDA");
- (d) To adhere to the requirements of the Executive Order of the Mayor of the City, dated December 6, 1984;
- (e) To comply with the requirements of Ordinance No. 60275 of the City;
- (f) To cooperate with those programs and methods supplied by the City with the purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and material supplier participation in the construction under this Page 6 of 8. Agreement. The Redeveloper will report semi annually during the construction period the results of its endeavors under this paragraph, to the Office of the Mayor and the President of this Board; and
- (g) That the language of this Section Thirteen shall be included in its general construction contract and other construction contracts let directly by Redeveloper.

The terms "minority contractor" or "minority material supplier" shall mean a business enterprise at least fifty one percent (51%) of which is owned and controlled by members of minorities. The terms "members of a minority" or "minority" mean Black Americans, Native Americans, Hispanic Americans, Asians, Pacific Islanders and other protected classes.

The terms "woman contractor" and "woman material supplier" shall mean a business enterprise at least fifty one percent (51%) of which is owned and controlled by women.

The term "Redeveloper" as used in this Section shall include its successors in interest and assigns.

SECTION FOURTEEN. The Redeveloper shall agree, by appropriate contract terms, to seek ten (10) year tax abatement only pursuant to Sections 99.700 99.715, Revised Statutes of Missouri, 1986, as amended, upon application as provided therein.

SECTION FIFTEEN. The Plan may be modified by the LCRA as set forth in Section 99.430 (10), which provides that if the Plan is modified after the lease or sale of real property in the Area, the modification must be consented to by Redevelopers affected by the proposed modification, and where the proposed modification will substantially change the Plan, the modifications must be approved by this Board in the same manner as the Plan was initially approved by this Board.

SECTION SIXTEEN. The sections of this Ordinance shall be severable. In the event that any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections of this Ordinance are valid, unless the court finds the valid sections of the Ordinance are so essential and inseparably connected with and dependent upon the void section that it cannot be presumed that this Board would have enacted the valid sections without the void ones, or unless the court finds that the valid sections standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

SECTION SEVENTEEN. This Ordinance, being necessary for the immediate preservation of public health, safety and general welfare, shall be and is hereby declared to be an emergency measure within the meaning of Article IV, Section 20, of the Charter of The City of St. Louis, and as such shall take effect immediately upon its approval by the Mayor.

EXHIBIT "B"
FORM: Rev. 7/15/92

BLIGHTING STUDY AND PLAN
FOR
THE CARONDELET SCATTERED SITES II AREA
PROJECT # 248
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS
May 26, 1992
MAYOR
VINCENT C. SCHOEMEHL, JR.

BLIGHTING STUDY AND PLAN FOR
THE CARONDELET SCATTERED SITES II AREA

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EXHIBITS

"A" LEGAL DESCRIPTION

"B" PROJECT AREA PLAN

"C" PROPOSED LAND USE

"D" ACQUISITION MAP

"E" EQUAL OPPORTUNITY AND NON DISCRIMINATION GUIDELINES

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The Carondelet Scattered Sites II Area (the "Area") consists of ten sites within the Carondelet and Patch neighborhoods of the City of St. Louis, and is situated between the boundaries of Alaska Ave. and I 55 on the west, Eichelberger St. on the north, S. Broadway on the east, and Davis St. on the south.

The legal description of the Area is attached and labeled Exhibit "A". The boundaries of the Area are delineated on Exhibit "B" (Project Area Plan).

2. GENERAL CONDITION OF THE AREA

The Area includes twelve buildings and two parking lots on sixteen separate parcels in City Blocks 2826, 2969, 2981, 2982, 3083, 3099, 3113, and 3183. The addresses included are: 5329 Minnesota Ave., 6401 11 Michigan Ave., 6600 Michigan Ave., 6601 Michigan Ave., 7615 Ivory Ave., 7601 Ivory Ave., 7501 29 S. Broadway and 117 Steins St., 8106 S. Broadway, and 7710 Ivory Ave. The Area is in fair to poor condition. The physical conditions within the Area are shown on Exhibit "B" (Project Area Plan). For the purpose of this Plan, fair condition means property that is generally structurally sound but suffers from inadequate maintenance and upkeep. Poor condition means (1) buildings that are structurally unsound and/or substantially deteriorated, requiring major improvements such as new roofs, windows, systems, etc., in order to be used productively, or (2) property without buildings which is poorly maintained, has crumbling pavement, and/or is used for open storage.

Unemployment figures, computed by the Missouri State Employment Service, indicate an 7.2% unemployment rate for the City of St. Louis as of March, 1992. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are currently 5 10 jobs within the Area.

3. PRESENT LAND USE AND DENSITY OF THE AREA

Existing land uses within the Area includes the following: 7506 09 S. Broadway is an unoccupied commercial building; 6600 Michigan Ave. is an unoccupied commercial/residential building; 6601 Michigan Ave., 6409 11 Michigan Ave. and 7525 29 S. Broadway are partially occupied commercial/residential buildings; 7615 Ivory Ave., 5329 Minnesota Ave., 8106 S. Broadway are all unoccupied residential buildings; 7601 Ivory Ave., and 7710 Ivory Ave. are occupied commercial buildings; 6327 Colorado Ave. is an unoccupied former police station; 6401 Michigan Ave. is a vacant lot used as parking lot; 7511 23 S. Broadway is a parking lot.

The land use is shown on Exhibit "B".

4. PRESENT LAND USE OF SURROUNDING PROPERTIES

The properties surrounding the Area have primarily residential and neighborhood commercial uses; however, there are industrial uses to the east of 7501 29 S. Broadway and 8106 S. Broadway.

Residential density for the surrounding neighborhoods is approximately 8.49 persons per acre.

5. CURRENT ZONING

The Area is zoned "B" Two Family Dwelling District, "F" Neighborhood Commercial District, and 8106 S. Broadway is zoned "J" Industrial District pursuant to the Zoning Code of the City of St. Louis which is incorporated in this Plan by reference.

6. FINDING OF BLIGHT

The property within the Area is in fair to poor condition (as defined in Section A(2) above). The existence of underutilized and deteriorated property constitutes both an economic liability to the City of St. Louis and presents a hazard to the health and well being of its citizens. These conditions, therefore, qualify the Area as blighted within the meaning of Section 99.300 et seq. of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law).

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objective of this plan is to facilitate the development of the Area into productive residential and/or commercial uses.

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential uses permitted in Areas designated "B" Two Family Dwelling District, "F" Neighborhood Commercial District, and "J" Industrial District by the City of St. Louis Zoning Code. Redevelopers contracting with the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to develop property in the Area (hereafter referred to as "Redeveloper") shall not be permitted to use said property for any use not allowed in the "B" Two Family Dwelling District, "F" Neighborhood Commercial District, and "J" Industrial District.

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area.

3. PROPOSED ZONING

The zoning for the Area can remain "B" Two Family Dwelling District, "F" Neighborhood Commercial District and "J" Industrial District. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the "Comprehensive City Plan" (1947), the "St. Louis Development Program" (1973), and the "Economic Development Strategy" (1978). Any specific proposal to the LCRA for development of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THIS AREA

Approximately 5 10 new jobs will be created as a result of the proposed development.

6. CIRCULATION

The Proposed Land Use Plan (Exhibit "C") indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights of way may remain unchanged.

Rights of way changes will be subject to the review and approval of the City of St. Louis Department of Streets, and all vacations of rights of way are subject to approval by ordinance.

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Heritage and Urban Design Commission (HUDC) of the City of St. Louis. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required.

8. URBAN DESIGN

a. Urban Design Objectives

The properties shall be rehabilitated and/or constructed so they are attractive residential and/or commercial structures within the surrounding neighborhood.

b. Urban Design Regulations

Rehabilitation of the existing structures shall respect the original exterior in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design of the buildings. All plans for any new construction shall be reviewed and approved by the HUDC and the LCRA.

c. Landscaping

The properties shall be well landscaped, including street trees which shall have a minimum caliper of 2 1/2 inches and match the existing tree type on the street.

Each Redeveloper shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper in good and safe order both inside and outside, structurally and otherwise, including necessary and proper painting.

9. PARKING REGULATIONS

Parking shall be provided in accordance with the applicable zoning and building code requirements of the City, including HUDC standards. This will provide for adequate vehicular parking for the Area.

If parking lots exceed twenty five (25) spaces, three percent (3%) of the interior of the parking lots shall be landscaped with trees, at least two and one half (2 1/2) inch caliper in size on planting. These trees shall be planted on islands, the largest dimension of which shall be at least five (5) feet, planted with low lying ground cover or other plant material.

Surface parking shall be limited to the rear of the properties off the alley, and at least one space shall be provided for each residential unit. In addition, surface parking shall not extend beyond the established building line. Surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one half (2 1/2) feet high on planting and maintained at three and one half (3 1/2) feet high at maturity.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, HUDC stipulations, this Plan and contracts between the LCRA and the Redeveloper. All new signs shall be restricted to standard sale/lease signs or to those identifying the names and/or business or firm occupying the premises.

New wall signs shall not obstruct any architectural building elements, shall be placed only on the fronts of buildings or on those sides of the buildings fronting

on public or private streets, shall project no more than eighteen (18) inches from the face of the building, shall not extend above the second floor window sill of the structure, and the total sign area shall be the lesser of either fifty (50) square feet or ten percent (10%) of the ground floor wall surface fronting on such streets. Only one sign per business per wall facing on a public or private street shall be permitted.

Canvas awnings with signs are permitted, provided they are compatible with the overall design and architectural details of the building upon which they are to be placed. Signage on awnings is limited to awning apron. In no case shall signage be allowed on both an awning apron and a building for the same business.

One ground or monument sign per use may be permitted provided it does not exceed ten (10) feet in height nor exceed twenty five (25) square feet per side, and provided the LCRA confirms that such a sign is required based upon the use, location or siting of the structure. Businesses having more than 40,000 square feet of ground floor area may have signs proportionately larger than the maximum size set out in this section, provided that the LCRA confirms that there is need based upon the use, location, or siting of the building.

Painted wall signs, pole signs, monument or ground signs, moving signs, animated or flashing signs or permanent or portable message board signs shall not be permitted in the Area and no regular or mini billboards (free standing or mounted on structures) shall be erected or maintained in the area, except that construction and leasing signs may be maintained during construction and for a period of one (1) year after completion of improvements on any respective parcel or part thereof. Surface parking shall be limited to the rear of the properties off the alley, and at least one space shall be provided for each residential unit. In addition, surface parking shall not extend beyond the established building line and along public streets shall be buffered by a continuous evergreen hedge at least two and one half (2 1/2) feet high on planting and maintained at three and one half (3 1/2) feet high at maturity.

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

No building, conditional use, or sign permits shall be issued by the City of St. Louis without prior written approval of the LCRA.

12. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public

utilities may be required depending on development. The cost of such utility improvements will be borne by the Redeveloper.

If funds are available to the LCRA, it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may further the objectives of this Plan.

When developed in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious development that promotes the health, safety, morals, order, convenience, prosperity, the general welfare, efficiency and economy of the City.

C. PROPOSED SCHEDULE OF DEVELOPMENT

The implementation of this Plan shall take place in a several phases initiated within approximately six (6) months of approval of this Plan by ordinance and completed within approximately three (3) years of approval of this Plan by ordinance.

The LCRA may alter the above schedule as economic conditions warrant.

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

The LCRA is empowered by Missouri law to administer development of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law of Missouri.

All costs associated with the development of the Area will be borne by the Redeveloper.

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper.

2. PROPERTY ACQUISITION

The Property Acquisition Map, Exhibit "D" attached, identifies all the property located in the Area. The LCRA may acquire any properties in the Area by the exercise of eminent domain or otherwise, except 5329 Minnesota Ave., 6327 Colorado Ave., 6409 11 Michigan Ave., 7710 Ivory Ave., 7601 Ivory Ave. and 6601 Michigan Ave.

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to a Redeveloper who shall agree to develop such property in accordance with this Plan and the contract between such Redeveloper and the LCRA. Any property acquired by the LCRA and sold to a Redeveloper will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, R.S. MO (1986) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

The properties within the Area are currently partially occupied. All eligible occupants displaced as a result of the implementation of the Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies. In addition, timely notice of development activities shall be provided to all occupants.

E. COOPERATION OF THE CITY

The City of St. Louis and its Board of Aldermen, by enacting an ordinance approving this Plan, pledges its cooperation to enable the project to be carried out in a timely manner and in accordance with this Plan.

F. TAX ABATEMENT

A Redeveloper shall be entitled to ad valorem tax abatement benefits for a period not to exceed ten (10) years from the commencement of such tax abatement pursuant to Sections 99.700 99.715 Revised Statutes of Missouri.

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

The Redeveloper shall not discriminate on the basis of race, color, religion, national origin, marital status, sex, age, or physical handicap in the lease, sale or occupancy of the Area.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper shall not discriminate on the basis of race, color, religion, national origin, marital status, sex, age, or physical handicap in the construction and operation of any project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the project, including enforcement, contracting, operating and purchasing.

3. LAWS AND REGULATIONS

A Redeveloper shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including the Community Development Agency Guidelines for Maximum Utilization of Minority Enterprises dated January 1, 1981, as may be amended, and the "Equal Opportunity and Nondiscrimination Guidelines" in Exhibit "E", attached.

4. ENFORCEMENT

All of the provisions of this Section G shall be incorporated in a Contract between the LCRA and a Redeveloper, which agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper, its heirs, successors or assigns, by the LCRA, the City of St. Louis, any state having jurisdiction or the United States of America.

H. MODIFICATIONS OF THIS PLAN

Where a proposed modification will substantially change this Plan, the modification must be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the availability of tax abatement, to the boundaries of the Area, or other items which alter the nature or intent of this Plan.

This Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such modification shall be effective only upon the consent of the St. Louis Community Development Commission. Changes which are not substantial are those that do not go to the crux of this Plan.

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty five (25) years commencing with the effective date of approval of this Plan by ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the Board of Aldermen shall terminate this Plan as of the end of the term then in effect, except as provided in Section G (4) of this Plan.

J. EXHIBITS

All attached exhibits are hereby incorporated by reference into this Plan and made a part hereof.

K. SEVERABILITY

The elements of this Plan satisfy all requirements of state and local laws. Should any provisions of this Plan be held invalid by a final determination of a court of law, the remainder of the provisions hereof shall not be affected thereby, and shall remain in full force and effect.

EXHIBIT "A"

THE CARONDELET SCATTERED SITES II AREA LEGAL DESCRIPTIONS

Parcel No.

1. Lots Nos. 11 and 12 in the Subdivision of Block No. 17 in Survey 4 of the Carondelet Commons North of the River des Peres, and in Block No. 3099 of the City of St. Louis, having an aggregate front of 61 feet 2 inches on the West line of Ivory Avenue, by an irregular depth Westwardly to an alley, and bounded North by Steins Street. 7601 Ivory.
2. Lot No. 9 of KENDRICKS SUBDIVISION and in Block No. 17 of Survey 4 of Carondelet and in Block No. 3099 fronting 30 feet 7 inches on the West line of Ivory Avenue, by an irregular depth Westwardly to an alley 15 feet wide. Together with all improvements thereon known and numbered as 7615 Ivory.
3. A Lot in Block 92 of Eiler's Carondelet Addition, and in Block No. 2826 of the City of St. Louis, fronting 25 feet on the west line of Minnesota Ave., by an irregular depth westwardly to an alley fifteen feet wide, and bounded on the south by the north line of Eiler St. Known and numbered as 5329 Minnesota.
4. A Lot in BLOCK 2981 of the City of St. Louis, fronting 43 feet on the East line of MICHIGAN AVENUE, by a depth Eastwardly of 140 feet 3 1/4 inches to an alley; bounded North by Mott Street. Together with improvements thereon, known and numbered as 6600 Michigan.
5. A Lot in BLOCK 2982 of the City of St. Louis, fronting 60 feet on the west line of MICHIGAN AVENUE, by a depth westwardly of 137 feet 7 inches to an alley; bounded north by Mott Street. Known and numbered as 6601 Michigan.

6. Parcel 1: A Lot in Block 24 of EILER'S SURVEY of CARONDELET, and in BLOCK 3083 of the City of St. Louis, fronting 100 feet on the West line of Broadway, by a depth Westwardly of 139 feet, more or less, to an alley; bounded north by the south line of Koeln Avenue, together with that portion of Koeln Avenue, vacated by Ordinance 58430 of the City of St. Louis.

Parcel 2: A Lot in BLOCK 3083 of the City of St. Louis, fronting 75 feet on the West line of Broadway, by a depth Westwardly of 149 feet, more or less, to the center line of said block; bounded north by the east and west center line of said block.

Parcel 3: A Lot in BLOCK 3083 of the City of St. Louis, fronting 50 feet on the West line of Broadway, by a depth Westwardly of 139 feet to an alley; bounded south by the east and west center line of said block. Together with all improvements thereon known as and numbered 7501 23 S. Broadway.

A Lot in the Southwestern 1/4 of Block 24 of EILER'S SURVEY of the former town of CARONDELET, and in BLOCK 3083 of the City of St. Louis, fronting 37 feet 11 inches on the North line of STEINS STREET, by a depth Northwardly of 100 feet; bounded West by a line 100 feet East of the East line of Pennsylvania Avenue. 117 Steins.

A Lot in the Southern 1/2 of Block 24 of EILER'S SURVEY of former town of CARONDELET, and in Block 3083 of the City of St. Louis, fronting 30 feet 3 3/8 inches, more or less, on the West line of BROADWAY, by a depth Westwardly of 159 feet, more or less, to a line distant 137 feet 11 inches East of the East line of Pennsylvania Avenue; bounded South by Steins Street and North by property conveyed by Isidor Grodberg and wife to William O. Neuhaus by Deed recorded in Book 3520 Page 426.

7. The southern part of lots 1, 2, 3, 4, and 5 of Carondelet Park Addition in Block 2969 of the City of St. Louis, fronting 55 feet 6 and one half inches on the west line of Michigan Avenue, by an irregular depth westwardly to property now or formerly owned by Lynn and Kathleen Wagner. Known as and numbered 6409 11 Michigan.

The northern part of lots 1, 2, and 3 and the northeastern part of lot 4 in Carondelet Park Addition and in Block 2969 of the City of St. Louis, fronting 70 feet on the west line of Michigan Ave. by a depth of 120 feet westwardly along the south line of Holly Hills Ave. and 111 feet along the north line of property now or formerly owned by Regal Enterprises, Inc. Known as and numbered 6401 Michigan Ave. and parcel 2969 00 01300.

8. Lots 5, 6, 7, 8 and 9 in Block 6 of Central Carondelet and in Block 2957 of the City of St. Louis having an aggregate front of 134 feet 2 1/2 inches on the West line of Colorado Avenue by a depth Westwardly of 135 feet to the East line of Lots 10 to 14 of said Block and Subdivision bounded South by Kansas Street. 6327 Colorado.

9. Lots 7 and 8 and the southern part of lot 9 in Block 60 of Plates Survey Addition and in Block 3183 of the City of St. Louis, fronting 67 feet 10 inches on the east line of S. Broadway by a depth eastwardly of 134 feet. Known and numbered as 8106 S. Broadway.

10. A lot in Block 12 of Survey 3 of Carondelet Addition and in City Block 3113 fronting 67 feet 3 and one half inches on the east line of Ivory Avenue by an irregular depth eastwardly to a private alley 15 feet wide. Known as and numbered 7710 Ivory

INSERT EXHIBITS "B" "C" "D"

--Not Available in Electronic Format--

EXHIBIT "E"

FORM: 4/9/92

EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper (which term shall include Redeveloper, any designees, successors and assigns thereof, and any entity formed to implement the project of which the Redeveloper is a general partner), its contractors and subcontractors will include a clause requiring compliance with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination, the Executive Orders of the Mayor of the City of St. Louis dated December 6, 1984 and January 10, 1990, March 31, 1992, and all guidelines herein.

The Redeveloper and its contractor will not contract or subcontract with any party known to have been found in violation of any such laws, ordinances, regulations or these guidelines.

In the redevelopment of the Area, there shall be maximum utilization of bona fide minority business enterprises ("MBE's") and women business enterprises ("WBE's" and, together with "MBE's", disadvantaged business enterprises or "DBE's"). The Redeveloper will set a minimum goal of twenty five percent (25%) MBE participation and five percent (5%) WBE participation under these guidelines. In the event the Redeveloper fails to attain that goal, the Redeveloper may be required to show good

cause therefor; however, this requirement will be deemed to have been met when documentation evidences that all available resources (i.e. DBE suppliers, contractors, and subcontractors) willing to perform the work or provide the supplies at a price which (i) is within the range requested by non DBE's; or (ii) if higher than that requested by non DBE's, is attributable to the effects of past discrimination have been exhausted.

For purposes of this section, the term "minority business enterprise" (or "MBE") means a business at least fifty one percent (51%) of which is owned and controlled by minority group members. The term "women business enterprise" (or "WBE") means a business at least fifty one percent (51%) of which is owned and controlled by females.

The Redeveloper agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper, its successors or assigns upon the basis of race, color, religion, national origin, sex, marital status, age or physical handicap in the sale, lease, rental, use or occupancy of any property, or improvements erected or to be erected in the Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City of St. Louis, and the United States of America, as their interests may appear in the project.

The Redeveloper agrees that if the redevelopment of the Area creates permanent jobs, it shall enter into an Employment Plan with the Saint Louis Agency on Training and Employment (SLATE) and the LCRA for referral of Jobs Training Partnership Act (JTPA) eligible individuals. Said plan shall specify the number of jobs to be covered by the Employment Plan, the target date for referrals to begin, and the procedure for referral.

Legislative History				
1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND
06/19/92	06/19/92	HUDZ	07/15/92	
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
07/17/92			09/18/92	09/25/92
ORDINANCE	VETOED		VETO OVR	
62706				

